

Grantee: Detroit, MI

Grant: B-08-MN-26-0004

January 1, 2015 thru March 31, 2015 Performance Report



Grant Number:

B-08-MN-26-0004

Obligation Date:

03/25/2009

Award Date:**Grantee Name:**

Detroit, MI

Contract End Date:**Review by HUD:**

Original - In Progress

Grant Award Amount:

\$47,137,690.00

Grant Status:

Active

QPR Contact:

Fern Clement

LOCCS Authorized Amount:

\$47,137,690.00

Estimated PI/RL Funds:

\$20,681,610.18

Total Budget:

\$67,819,300.18

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

The City of Detroit has one of the highest home foreclosure rates among the nation's largest metropolitan areas. The City has over 67,000 foreclosed properties, 65 percent remain vacant. The foreclosure problem is widespread and touches almost every neighborhood in the city. The City recognizes that the \$47,137,690 NSP allocation must be implemented in a strategic manner to result in the stabilization of neighborhoods most severely impacted by foreclosure and abandonment. The funds have been targeted to nine neighborhoods that were selected based upon the data that showed: over 51 percent of the population in the Census block groups met the low moderate middle income criteria; a high percentage of home foreclosures, a high percentage of homes financed by sub-prime mortgage related loans; and were also identified as likely to face a significant rise in the rate of home foreclosures. The City also aligning this process with other local stabilization and development efforts.

Distribution and Uses of Funds:

The goals of the City of Detroit Neighborhood Strategy Program are: Continue to implement the City's Master Plan to reinforce, revitalize and rebuild targeted neighborhoods; Reduce the vast numbers of vacant properties causing blight and undermining the vitality of neighborhoods; Reverse the decline of neighborhood housing values; Stabilize neighborhoods negatively impacted by foreclosure and abandonment; Eliminate blighted structures to enhance public safety and improve quality of life; Invest in select neighborhoods to achieve greater impact with limited resources especially neighborhoods targeted by LISC, Skillman, the Community Foundation and NDNI; Protect recent investments by public and private partners Attract other public/private financing to leverage NSP funds; Create new jobs and stimulate small business development; Demolish existing structures to accommodate future development or alternative uses.

Definitions and Descriptions:

1. Definition of "Blighted Structures" in context of state or local law.

According to State of Michigan Act 344 of 1945, Section 125.72, "Blighted property or structures,"

means property that meets any of the following criteria:

- (a) The property has been declared a public nuisance in accordance with a local housing, building, plumbing, fire, or other related code or ordinance.
- (b) The property is an attractive nuisance because of physical condition or use.
- (c) The property has had the utilities, plumbing, heating, or sewerage disconnected, destroyed, removed, or rendered ineffective for a period of one (1) year or more so that the property is unfit for its intended use.
- (d) The property is tax reverted property owned by a municipality, by a county, or by this state, the sale, lease, or transfer of tax reverted property by a municipality, a county, or this state shall not result in the loss to the property of eligibility for any project authorized under this act for the rehabilitation of a blighted area, platting authorized under this act, or tax relief or assistance, including financial assistance, authorized under this act or any other act.
- (e) The property is owned or is under the control of a land bank fast track authority



under the land bank fast track act, 2003 PA 258, MCL 124.751 to 124.774. The sale, lease, or transfer of the property by a land bank fast track authority shall not City of Detroit NSP 12/08

34

result in the loss to the property of eligibility for any project authorized under this act for the rehabilitation of a blighted area, platting authorized under this act, or tax relief or assistance, including financial assistance, authorized under this act or any other act.

(f) The property is improved real property that has remained vacant for five (5) consecutive years and that is not maintained in accordance with applicable local housing or property maintenance codes or ordinances.

(g) The property has code violations posing a severe and immediate health or safety threat and has not been substantially rehabilitated within one (1) year after the receipt of notice to rehabilitate from the appropriate code enforcement agency or final determination of any appeal, whichever is later.

(2) Definition of "affordable rents."

Note: Grantees may use the definition they have adopted

for their CDBG program but should review their existing definition to ensure compliance with NSP program -specific requirements such as continued affordability

Response:

2. Definition of "Affordable Rents"

For the purpose of the NSP grant, affordable rents will be defined as follows: "The rent does not exceed 30% of the annual income of a family, whose income equals 50% of the median income of the area as determined by HUD, with adjustments for smaller and larger families.

(The City of Detroit is adopting its "HOME Program Rent Limits)

(3) Describe how the grantee will ensure continued affordability for NSP assisted housing.

Response:

The City of Detroit, as part of the NSP requirement, for the "for-sale" property, "rental units" and "lease-to-own" properties will require a "deed restriction" and/or "affordable housing restriction" that will mandate and require compliance during the continued period of affordability, described in the City of Detroit's NSP requirements, policies and procedures.

In addition, the continued affordability compliance will be a part of any Development Agreement implemented between the City and the Developer/Non-profit owner.

(4) Describe housing rehabilitation standards that will apply to NSP assisted activities.

Response:

The City of Detroit, Planning and Development Department (P&DD) continually upgrades and enhances its "contractor rehabilitation "Performance Standards". The most recent City of Detroit NSP 12/08

35

revision was completed October 2008, which incorporated "Green Building" communities recommendations and standards and "Energy Star" specifications and standards. In addition, the rehabilitation standards must address lead based paint, environmental standards and all local code requirements. Energy Star specifications and standards exceed the Model Energy Codes (MEC), published by the Council of American Building Officials. (Each Developer will be provided a copy of the revised 2008 Contractor Performance Standards and it will also be listed on the P&DD's website.)

Low Income Targeting:

LOW INCOME TARGETING

Identify the estimated amount of funds appropriated or otherwise made available under the NSP to be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose income do not exceed 50% of area median income: \$ 11,784,422.50

Note: At least 25% of funds must be used for housing individuals and families whose incomes do not exceed 50 percent of area median income.

Response:

The City of Detroit will use at least \$11,784,422.50 of the NSP grant and 25% of any program income received to provide subsidy assistance to offset acquisition and construction/rehabilitation costs, of single family and multi-family residential properties for households whose incomes do not exceed 50% of Area Median Income (AMI). The City will issue a public Notice of Funding Availability (NOFA) to eligible for-profit and non-profit developers and sponsors to submit projects that are "ready to go" for NSP consideration and funding approval. Section 8 certificates may also be available to targeted low-income rental households.



Acquisition and Relocation:

ACQUISITIONS & RELOCATION

The City of Detroit is projecting to demolish 1,400 dwelling units that are < 80% of area median income. If so, include:

- The number of low- and moderate-income dwelling units—i.e., &le 80% of area median income. The NSP program includes two low- and moderate-income requirements at section 2301(f)(3)(A) that supersede existing CDBG income qualification requirements. NSP allows the use of only the low- and moderate income National Objective.

All NSP funding will be spent on individuals and families at or below 120 percent of the area median income. At least 25 percent of appropriated funds must be spent on housing for individuals or families with incomes that do not exceed 50% AMI. For the purposes of NSP an activity may meet the HERA low- and moderate income national objective if the assisted activity:

- provides or improves permanent residential structures that will be occupied by a household whose income is at or below 120 percent of area median income abbreviated (LMMH);

As a projection, we will demolish 1,400 units. However, the physical inspection of the median income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.

and/ or appraisal will ultimately, determine the actual numbers. The cost to rehabilitate the property and the likelihood of it being sold in the existing market conditions will be the criteria

Response:

Background

Indicate whether grantee intends to demolish or convert any low- and moderate-income dwelling units (i.e., &le 80% of area median income).

- serves an area in which at least 51 percent of the residents have incomes at or below 120 percent of area median income (LMMA);

- creates or retains jobs for persons whose household incomes are at or below 120 percent of median income (LMMJ); or

- serves a limited clientele whose incomes are at or below 120 percent of area median income (LMMC).

Property acquisition activities are dependent on the national objective met by the subsequent reuse of the property. Activities identified by the City of Detroit will comply with a national objective as follows:

- Acquisition for rehabilitation structures will meet the LMMH national objective

- Acquisition for demolition possible green spaces or land bank will meet the LMMA national objective

- Acquisition for land bank use will meet the LMMA national objective¹

¹ Acquisition and management activities of the land bank may provide sufficient benefit to an area generally to meet a national objective (LMMA) prior to final disposition of the banked property. HUD notes that the grantee must determine the actual service area benefiting from a land bank’s activities, in accordance with the regulations. The Land bank may not hold a property for more than 10 years without obligating the property for a specific, eligible redevelopment of that property in accordance with NSP requirements.

Public Comment:

The City of Detroit posted a notice in the newspaper November 5, 2008 announcing the Neighborhood Stabilization Program (NSP) funds allocated to Detroit and the substantial amendment to the Consolidated Plan. A revision was also posted on November 19, 2008 to correct a typo regarding the website. We took citizen comments into consideration and worked with the Detroit City Council and their staff to decide the best use of NSP funds. We modified the allocation amounts and added some additional activities based on comments from citizens and City Council. However, some of the comments did not apply to NSP and others were not eligible. The City of Detroit conducted community level meetings to obtain additional citizen input regarding program implementation. Meeting dates, requests for proposals, and program updates were posted on the Detroit website as well as any amendments. A summary of the comments received from our NSP website during the comment period is summarized in the substantial amendment. The City of Detroit received 119 comments regarding demolition, historic structures, location questions, suggested projects, use of NSP funding, tax questions and miscellaneous comments.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$47,192,703.53
Total Budget	\$0.00	\$47,137,690.00
Total Obligated	\$0.00	\$47,137,690.00
Total Funds Drawdown	\$0.00	\$46,635,480.05
Program Funds Drawdown	\$0.00	\$46,225,390.07
Program Income Drawdown	\$0.00	\$410,089.98
Program Income Received	\$214,766.46	\$686,463.36



Total Funds Expended	\$0.00	\$46,635,480.05
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$7,070,653.50	\$0.00
Limit on Admin/Planning	\$4,713,769.00	\$646,040.61
Limit on State Admin	\$0.00	\$646,040.61

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$11,784,422.50	\$11,924,360.74

Overall Progress Narrative:

Overall Progress

During the 1st quarter, City of Detroit Housing & Revitalization staff continued to work on the resolution of issues identified with closing out the NSP 1 development portfolio and resolving outstanding OIG findings.

Progress was made this quarter in resolving some of the ongoing issues with two NSP 1 developers. Meetings were held with all of Citadel homebuyers to confirm requirements to close on the purchase, critical repairs needed, and assets required to close. The three purchasers have been conditionally qualified for assistance while settlement statements are finalized.

Settlement statements have been approved and homebuyer assistance checks are being processed for closings on homes for three additional homeowners of the ARE project.

DRGR

Revisions are still in process in DRGR to match expenditures with disbursements. Staff continues to make progress in obtaining documentation needed from developers to close out NSP 1 files

Housing staff is working closely with developers to sell as many units as possible to current tenants of all homebuyer projects. We are also completing documentation to sell a number of the remaining Ferlito and Kodiak project homes on a cash basis (these units were previously planned for disposition through the use of land contracts).

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00



NSP-01, NSP Acquisition	\$0.00	\$1,938,271.74	\$1,896,812.94
NSP-02, NSP Disposition	\$0.00	\$2,252,261.28	\$1,783,799.05
NSP-03, NSP-Public Improvements	\$0.00	\$0.00	\$0.00
NSP-04, NSP Demolition	\$0.00	\$19,941,618.00	\$19,584,119.07
NSP-10, NSP Administration	\$0.00	\$647,002.23	\$646,040.61
NSP-12, NSP New Construction	\$0.00	\$9,155,999.95	\$4,577,999.95
NSP-14, NSP Rehabilitation	\$0.00	\$33,829,133.45	\$17,736,618.45
Program Income, DLBA Program Income	\$0.00	\$55,013.53	\$0.00



Activities

Project # / Title: NSP-02 / NSP Disposition

Grantee Activity Number: 02a NSP Disp

Activity Title: Landbank Disposition

Activity Category:

Disposition

Project Number:

NSP-02

Projected Start Date:

09/01/2009

Benefit Type:

Activity Status:

Under Way

Project Title:

NSP Disposition

Projected End Date:

03/30/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Detroit Land Bank

Overall

Total Projected Budget from All Sources

Jan 1 thru Mar 31, 2015

N/A

To Date

\$2,197,247.75

Total Budget

\$0.00

\$2,197,247.75

Total Obligated

\$0.00

\$2,197,247.75

Total Funds Drawdown

\$0.00

\$2,097,416.70

Program Funds Drawdown

\$0.00

\$1,783,799.05

Program Income Drawdown

\$0.00

\$313,617.65

Program Income Received

\$214,766.46

\$589,058.03

Total Funds Expended

\$0.00

\$2,097,416.70

Match Contributed

\$0.00

\$0.00

Activity Description:

Land Bank will maintain vacant, foreclosed, and abandoned NSP properties pending disposition, including legal services, financial services, appraisals, surveys and transfer costs

Location Description:

Nine Target areas

Activity Progress Narrative:



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/200

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/200
# of Singlefamily Units	0	0/200

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Project # / Title: NSP-04 / NSP Demolition

Grantee Activity Number: 04 NSP Demolition
Activity Title: Demolition

Activity Category:
Clearance and Demolition

Project Number:
NSP-04

Projected Start Date:
04/01/2009

Benefit Type:
Area Benefit (Census)

National Objective:
NSP Only - LMMI

Activity Status:
Under Way

Project Title:
NSP Demolition

Projected End Date:
03/30/2013

Completed Activity Actual End Date:

Responsible Organization:
City of Detroit Buildings & Safety Eng



Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$19,941,618.00
Total Budget	\$0.00	\$19,941,618.00
Total Obligated	\$0.00	\$19,941,618.00
Total Funds Drawdown	\$0.00	\$19,584,119.07
Program Funds Drawdown	\$0.00	\$19,584,119.07
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$19,584,119.07
City of Detroit Buildings & Safety Eng	\$0.00	\$19,584,119.07
Match Contributed	\$0.00	\$0.00

Activity Description:

Demolish blighted and abandoned structures

Location Description:

within the 9 NSP1 locations

Activity Progress Narrative:

Demolition

Progress has been made on reconciling Building, Safety, Environment and Engineering Department fire and utility escrow accounts with those of Housing & Revitalization to ensure that for properties demolished using federal funds (NSP or CDBG) proper credit was provided back to Housing & Revitalization. In addition, City Staff is using Demolition Program Policies developed last quarter to ensure utilization and crediting of fire escrow funds.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3198/1600

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1816/1600
# of Singlefamily Units	0	1816/1600

Beneficiaries Performance Measures

	Beneficiaries - Area Benefit Census Method		
	Low	Mod	Total Low/Mod%
# of Persons	0	0	434343 0.00

LMI%:	66.98
-------	-------



Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Project # / Title: NSP-12 / NSP New Construction

Grantee Activity Number: 12A Maxwell Homes-LH25

Activity Title: Maxwell Homes LH25

Activity Category:

Construction of new housing

Project Number:

NSP-12

Projected Start Date:

03/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

NSP New Construction

Projected End Date:

03/29/2013

Completed Activity Actual End Date:

Responsible Organization:

Maxwell Homes

Overall

Total Projected Budget from All Sources

Jan 1 thru Mar 31, 2015

To Date

N/A

\$875,000.00

Total Budget

\$0.00

\$875,000.00

Total Obligated

\$0.00

\$875,000.00

Total Funds Drawdown

\$0.00

\$875,000.00

Program Funds Drawdown

\$0.00

\$875,000.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$875,000.00

Maxwell Homes

\$0.00

\$875,000.00

Match Contributed

\$0.00

\$0.00

Activity Description:



New Construction of Housing

Location Description:

NSP1 Kettering

Activity Progress Narrative:

Maxwell Homes: This is a five unit, new construction, scattered site permanent rental project. All five homes are currently occupied. This project is ready for close out.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	0/5
#Low flow showerheads	0	0/5
#Units with bus/rail access	0	0/5
#Units exceeding Energy Star	0	0/5
#Sites re-used	0	0/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/5
# of Singlefamily Units	0	0/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/5	0/0	0/5	0
# Renter Households	0	0	0	0/5	0/0	0/5	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 12B Northwest Unity Homes-LH25

Activity Title: Northwest Unity Homes LH25

Activity Category:

Construction of new housing

Project Number:

NSP-12

Projected Start Date:

03/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

NSP New Construction

Projected End Date:

03/29/2010

Completed Activity Actual End Date:

Responsible Organization:

Northwest Unity Homes

Overall

	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$1,020,000.00
Total Budget	\$0.00	\$1,020,000.00
Total Obligated	\$0.00	\$1,020,000.00
Total Funds Drawdown	\$0.00	\$1,020,000.00
Program Funds Drawdown	\$0.00	\$1,020,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,020,000.00
Northwest Unity Homes	\$0.00	\$1,020,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

New Construction of housing

Location Description:

NSP1 Grand river/Greenfield

Activity Progress Narrative:

Northwest Unity: This project involves the new construction of six scattered site rentals. All are complete and the project is fully occupies and ready for close out.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	0/6
#Low flow showerheads	0	0/6
#Units with bus/rail access	0	0/6



#Units exceeding Energy Star	0	0/6
------------------------------	---	-----

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/6
# of Singlefamily Units	0	0/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/Mod%
# of Households	0	0	0	0/6	0/0	0/6 0
# Renter Households	0	0	0	0/6	0/0	0/6 0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 12C West Oakland Homes-LH 25

Activity Title: West Oakland Homes-LH25

Activity Category:

Construction of new housing

Project Number:

NSP-12

Projected Start Date:

03/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

NSP New Construction

Projected End Date:

03/29/2010

Completed Activity Actual End Date:

Responsible Organization:

West Oakland Homes

Overall

	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$1,020,000.00
Total Budget	\$0.00	\$1,020,000.00
Total Obligated	\$0.00	\$1,020,000.00
Total Funds Drawdown	\$0.00	\$1,020,000.00
Program Funds Drawdown	\$0.00	\$1,020,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,020,000.00
West Oakland Homes	\$0.00	\$1,020,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

New construction of housing

Location Description:

NSP1 North End Area

Activity Progress Narrative:

West Oakland Homes: This is a six unit new construction scattered site rental project. The homes have been completed and the project is fully occupied. This project is ready for close out.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	0/6
#Low flow showerheads	0	0/6
#Units with bus/rail access	0	0/6



#Units exceeding Energy Star	0	0/6
------------------------------	---	-----

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/6
# of Singlefamily Units	0	0/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/Mod%
# of Households	0	0	0	0/6	0/0	0/6 0
# Renter Households	0	0	0	0/6	0/0	0/6 0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 12D NDNI Elderly LD HALP - LH25

Activity Title: NDNI Elderly LD HALP - LH25

Activity Category:

Construction of new housing

Project Number:

NSP-12

Projected Start Date:

03/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

NSP New Construction

Projected End Date:

03/30/2013

Completed Activity Actual End Date:

Responsible Organization:

NDNI Elderly LD HALP

Overall

	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$1,285,000.00
Total Budget	\$0.00	\$1,285,000.00
Total Obligated	\$0.00	\$1,285,000.00
Total Funds Drawdown	\$0.00	\$1,285,000.00
Program Funds Drawdown	\$0.00	\$1,285,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,285,000.00
NDNI Elderly LD HALP	\$0.00	\$1,285,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

New Construction of Apartment Units

Location Description:

NSP1 Osborn Area

Activity Progress Narrative:

NDNI Elderly: This 8 unit multifamily project is fully occupied and ready for closeout.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	0/8
#Low flow showerheads	0	0/8
#Units with bus/rail access	0	0/8
#Units exceeding Energy Star	0	0/8



	This Report Period	Cumulative Actual Total / Expected	
	Total	Total	
# of Housing Units	0	0/8	
# of Multifamily Units	0	0/8	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/8	0/0	0/8	0
# Renter Households	0	0	0	0/8	0/0	0/8	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Project # / Title: NSP-14 / NSP Rehabilitation

Grantee Activity Number:	14C A.R.E. Herman Gardens LMMI
Activity Title:	American Residential Equities Herman Gardens LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-14

Projected Start Date:

12/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP Rehabilitation

Projected End Date:

03/13/2013

Completed Activity Actual End Date:

Responsible Organization:

American Residential Equities Herman Gardens

Overall

Jan 1 thru Mar 31, 2015

To Date



Total Projected Budget from All Sources	N/A	\$1,286,542.44
Total Budget	\$0.00	\$1,286,542.44
Total Obligated	\$0.00	\$1,286,542.44
Total Funds Drawdown	\$0.00	\$1,286,542.44
Program Funds Drawdown	\$0.00	\$1,286,542.44
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$933.00
Total Funds Expended	\$0.00	\$1,286,542.44
American Residential Equities Herman Gardens	\$0.00	\$1,286,542.44
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehab

Location Description:

6333 Archdale

Activity Progress Narrative:

American Residential Equities &ndash Grand River/Greenfield & Herman Gardens: These two projects involve the rehab of 17 single family properties. Eight of the homes have been sold. Housing services has received homebuyer checks for two of three scheduled closings for three additional homebuyer sales for this project.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/11	
#Units exceeding Energy Star	0		0/11	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/11	
# of Singlefamily Units	0		0/11	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/10	0/1	0/11	0
# Owner Households	0	0	0	0/3	0/0	0/3	0
# Renter Households	0	0	0	0/7	0/1	0/8	0

Activity Locations

No Activity Locations found.



Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: 14C1 A.R.E. Herman Gardens LH25
Activity Title: American Residential Equities Herman Gardens LH25

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-14

Projected Start Date:

03/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

NSP Rehabilitation

Projected End Date:

03/30/2013

Completed Activity Actual End Date:

Responsible Organization:

American Residential Equities Herman Gardens

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
American Residential Equities Herman Gardens	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehabilitation of Houses in the Herman Garden NSP1 area

Location Description:

NSP 1 Herman Gardens area

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/5
#Energy Star Replacement Windows	0	0/50
#High efficiency heating plants	0	0/5



#Efficient AC added/replaced	0	0/5
#Replaced thermostats	0	0/5
#Replaced hot water heaters	0	0/5
#Light Fixtures (indoors) replaced	0	0/65
#Light fixtures (outdoors) replaced	0	0/5
#Low flow toilets	0	0/11
#Low flow showerheads	0	0/5
#Units with bus/rail access	0	0/5
#Sites re-used	0	0/5
# ELI Households (0-30% AMI)	0	0/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/5
# of Singlefamily Units	0	0/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/4	0/0	0/5	0
# Owner Households	0	0	0	0/0	0/0	0/1	0
# Renter Households	0	0	0	0/4	0/0	0/4	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 14D A.R.E. Grand River/Greenfield LH25
Activity Title: American Residential Equities Grnd Rvr/Grnflld LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-14

Projected Start Date:

03/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

NSP Rehabilitation

Projected End Date:

03/30/2013

Completed Activity Actual End Date:

Responsible Organization:

American Residential Equities Herman Gardens

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$645,812.95
Total Budget	\$0.00	\$645,812.95
Total Obligated	\$0.00	\$645,812.95
Total Funds Drawdown	\$0.00	\$645,812.95
Program Funds Drawdown	\$0.00	\$645,812.95
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$645,812.95
American Residential Equities Herman Gardens	\$0.00	\$645,812.95
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehabilitation of houses

Location Description:

NSP1 Grand River/Greenfield

Activity Progress Narrative:

American Residential Equities and Grand River/Greenfield narrative are covered in the ARE-Herman Gardens LMMI section.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	5	5/5
#Energy Star Replacement Windows	83	83/84
#Additional Attic/Roof Insulation	5	5/5



#High efficiency heating plants	5	5/5
#Efficient AC added/replaced	5	5/5
#Replaced thermostats	5	5/5
#Replaced hot water heaters	5	5/5
#Light Fixtures (indoors) replaced	60	60/60
#Light fixtures (outdoors) replaced	5	5/5
#Low flow toilets	6	6/5
#Low flow showerheads	5	5/5
#Units with bus/rail access	5	5/5
# ELI Households (0-30% AMI)	5	5/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	5	5/5
# of Singlefamily Units	5	5/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	5	0	5	5/5	0/0	5/5	100.00
# Owner Households	0	0	0	0/3	0/0	0/3	0
# Renter Households	5	0	5	5/2	0/0	5/2	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
---------	------	--------	-------	-----	-----------------

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 14E Ferlito Construction P1 LH25

Activity Title: Ferlito Construction Phase 1

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-14

Projected Start Date:

03/12/2012

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

NSP Rehabilitation

Projected End Date:

03/29/2013

Completed Activity Actual End Date:

Responsible Organization:

Ferlito Construction

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$691,661.00
Total Budget	\$0.00	\$691,661.00
Total Obligated	\$0.00	\$691,661.00
Total Funds Drawdown	\$0.00	\$691,661.00
Program Funds Drawdown	\$0.00	\$691,661.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$691,661.00
Ferlito Construction	\$0.00	\$691,661.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehabilitation of houses

Location Description:

NSP1 East English Village Area

Activity Progress Narrative:

Ferlito 1 & 2: This project involves the rehab and rental of seven single family properties. Occupancy status is currently being verified by Housing Services staff. The developer has requested property appraisals to facilitate final cash sales to six of seven current occupants. The developer is working with one renter to determine ability to purchase the remaining home in the project.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/6
#Energy Star Replacement Windows	0	0/110
#Additional Attic/Roof Insulation	0	0/6



#High efficiency heating plants	0	0/6
#Efficient AC added/replaced	0	0/6
#Replaced thermostats	0	0/6
#Replaced hot water heaters	0	0/6
#Light Fixtures (indoors) replaced	0	0/110
#Light fixtures (outdoors) replaced	0	0/6
#Low flow toilets	0	0/8
#Low flow showerheads	0	0/6
#Units with bus/rail access	0	0/6

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/6
# of Singlefamily Units	0	0/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/5	0/1	0/6	0
# Owner Households	0	0	0	0/5	0/1	0/6	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 14F Ferito Construction P2 LMMI
Activity Title: Ferlito Construction Phase 2 LMMI

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NSP-14

Project Title:
 NSP Rehabilitation

Projected Start Date:
 03/12/2010

Projected End Date:
 03/29/2013

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 Ferlito Construction

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$866,438.85
Total Budget	\$0.00	\$866,438.85
Total Obligated	\$0.00	\$866,438.85
Total Funds Drawdown	\$0.00	\$866,438.85
Program Funds Drawdown	\$0.00	\$866,438.85
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$866,438.85
Ferlito Construction	\$0.00	\$866,438.85
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehabilitation of houses

Location Description:

NSP1 East English Village Area

Activity Progress Narrative:

See Ferlito 1 for narratives covering Ferlito 1 & 2.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/7
#Energy Star Replacement Windows	0	0/73
#Additional Attic/Roof Insulation	0	0/7
#High efficiency heating plants	0	0/7



#Efficient AC added/replaced	0	0/7
#Replaced thermostats	0	0/7
#Replaced hot water heaters	0	0/7
#Light Fixtures (indoors) replaced	0	0/105
#Light fixtures (outdoors) replaced	0	0/7
#Low flow toilets	0	0/9
#Low flow showerheads	0	0/7
#Units with bus/rail access	0	0/7

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/7
# of Singlefamily Units	0	0/7

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/4	0/3	0/7	0
# Owner Households	0	0	0	0/4	0/3	0/7	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	14G - TJ American P1 LMMI
Activity Title:	TJ America LLC Phase 1 LMMI

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
NSP-14

Project Title:
NSP Rehabilitation

Projected Start Date:
03/12/2010

Projected End Date:
03/29/2013

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
TJ American LLC

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$509,077.66
Total Budget	\$0.00	\$509,077.66
Total Obligated	\$0.00	\$509,077.66
Total Funds Drawdown	\$0.00	\$509,077.66
Program Funds Drawdown	\$0.00	\$509,077.66
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$509,077.66
TJ American LLC	\$0.00	\$509,077.66
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehabilitation of housing

Location Description:

NSP 1 Grand River/Greenfield Area

Activity Progress Narrative:

TJ America 1 & 2: The City's legal counsel is working with the bankruptcy trustee to facilitate purchase of the homes by the current tenants. Six of the seven tenants have indicated an interest in purchase. An order has been signed granting Housing Services inspectors right of entry to assess the need for repairs.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/2



#Energy Star Replacement Windows	0	0/12
#Additional Attic/Roof Insulation	0	0/2
#High efficiency heating plants	0	0/2
#Efficient AC added/replaced	0	0/2
#Replaced thermostats	0	0/2
#Replaced hot water heaters	0	0/2
#Light Fixtures (indoors) replaced	0	0/30
#Light fixtures (outdoors) replaced	0	0/2
#Refrigerators replaced	0	0/2
#Dishwashers replaced	0	0/2
#Low flow toilets	0	0/2
#Low flow showerheads	0	0/2
#Units with bus/rail access	0	0/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2
# of Singlefamily Units	0	0/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/2	0/2	0
# Owner Households	0	0	0	0/0	0/2	0/2	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	14H TJ American P2 LMMI
Activity Title:	TJ American LLC Phase 2 LMMI

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
NSP-14

Projected Start Date:
03/12/2010

Benefit Type:
Direct Benefit (Households)

National Objective:
NSP Only - LMMI

Activity Status:
Under Way

Project Title:
NSP Rehabilitation

Projected End Date:
03/29/2013

Completed Activity Actual End Date:

Responsible Organization:
TJ American LLC

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$282,262.14
Total Budget	\$0.00	\$282,262.14
Total Obligated	\$0.00	\$282,262.14
Total Funds Drawdown	\$0.00	\$282,262.14
Program Funds Drawdown	\$0.00	\$282,262.14
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$282,262.14
TJ American LLC	\$0.00	\$282,262.14
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehabilitation of housing

Location Description:

NSP1 Grand River/Greenfield Area

Activity Progress Narrative:

TJ America 1 and 2 progress is discussed in the TJ America 1 section.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/5
#Energy Star Replacement Windows	0	0/46
#Additional Attic/Roof Insulation	0	0/5
#High efficiency heating plants	0	0/5



#Efficient AC added/replaced	0	0/5
#Replaced thermostats	0	0/5
#Replaced hot water heaters	0	0/5
#Light Fixtures (indoors) replaced	0	0/75
#Light fixtures (outdoors) replaced	0	0/5
#Refrigerators replaced	0	0/3
#Dishwashers replaced	0	0/3
#Low flow toilets	0	0/5
#Low flow showerheads	0	0/5
#Units with bus/rail access	0	0/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/5
# of Singlefamily Units	0	0/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/5	0/5	0
# Owner Households	0	0	0	0/0	0/5	0/5	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 14I S-Dot Collections LH25

Activity Title: S-Dot Collections LLC

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-14

Projected Start Date:

03/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

NSP Rehabilitation

Projected End Date:

03/29/2013

Completed Activity Actual End Date:

Responsible Organization:

S-Dot Collections, LLC

Overall

Total Projected Budget from All Sources

Jan 1 thru Mar 31, 2015

N/A

To Date

\$1,589,338.84

Total Budget

\$0.00

\$1,589,338.84

Total Obligated

\$0.00

\$1,589,338.84

Total Funds Drawdown

\$0.00

\$1,589,338.84

Program Funds Drawdown

\$0.00

\$1,589,338.84

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$1,589,338.84

S-Dot Collections, LLC

\$0.00

\$1,589,338.84

Match Contributed

\$0.00

\$0.00

Activity Description:

Rehabilitation of housing

Location Description:

NSP1 Kettering area

Activity Progress Narrative:

S-DOT: This project involves the rehabilitation of 13 units of permanent, scattered site rental housing. All units are occupied and tenant's income verified. This project is ready for close out.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/13
#Energy Star Replacement Windows	0	0/146
#Additional Attic/Roof Insulation	0	0/3



#High efficiency heating plants	0	0/13
#Efficient AC added/replaced	0	0/13
#Replaced thermostats	0	0/13
#Replaced hot water heaters	0	0/13
#Light Fixtures (indoors) replaced	0	0/115
#Light fixtures (outdoors) replaced	0	0/9
#Refrigerators replaced	0	0/13
#Low flow toilets	0	0/13
#Low flow showerheads	0	0/13
#Units with bus/rail access	0	0/13

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/13
# of Singlefamily Units	0	0/13

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/13	0
# Renter Households	0	0	0	0/0	0/0	0/13	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 14J Neighborhood Art P1 LMMI
Activity Title: Neighborhood Art Phase 1 LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-14

Projected Start Date:

03/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP Rehabilitation

Projected End Date:

03/29/2013

Completed Activity Actual End Date:

Responsible Organization:

Neighborhood Art

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$587,421.00
Total Budget	\$0.00	\$587,421.00
Total Obligated	\$0.00	\$587,421.00
Total Funds Drawdown	\$0.00	\$587,421.00
Program Funds Drawdown	\$0.00	\$587,421.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$587,421.00
Neighborhood Art	\$0.00	\$587,421.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehabilitation of Housing

Location Description:

NSP1 Grand River/Greenfield area

Activity Progress Narrative:

Neighborhood ART 1 & 2: These two projects combined renovated twelve single family homes. Housing Services staff is currently verifying occupancy. Staff is currently working with this developer to sale the first of three additional homes to homebuyers. A homebuyer assistance check is being requested for this property. All other properties are presently occupied as rentals. Three remaining vacancies are being filled with renters with the ultimate goal of homeownership in the foreseeable future.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/5



#Energy Star Replacement Windows	0	0/28
#Additional Attic/Roof Insulation	0	0/5
#High efficiency heating plants	0	0/5
#Efficient AC added/replaced	0	0/5
#Replaced thermostats	0	0/5
#Replaced hot water heaters	0	0/5
#Light Fixtures (indoors) replaced	0	0/60
#Refrigerators replaced	0	0/5
#Dishwashers replaced	0	0/5
#Low flow toilets	0	0/5
#Low flow showerheads	0	0/5
#Units with bus/rail access	0	0/5

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/5
# of Singlefamily Units	0	0/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/5	0/5	0
# Owner Households	0	0	0	0/0	0/5	0/5	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 14K Neighborhood Art P2 - LMMI

Activity Title: Neighborhood Art P2 - LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-14

Projected Start Date:

03/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP Rehabilitation

Projected End Date:

03/29/2013

Completed Activity Actual End Date:

Responsible Organization:

Neighborhood Art

Overall

	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$1,467,401.53
Total Budget	\$0.00	\$1,467,401.53
Total Obligated	\$0.00	\$1,467,401.53
Total Funds Drawdown	\$0.00	\$1,467,401.53
Program Funds Drawdown	\$0.00	\$1,467,401.53
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,467,401.53
Neighborhood Art	\$0.00	\$1,467,401.53
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehabilitation of housing

Location Description:

NSP1 Grand River/Greenfield Area

Activity Progress Narrative:

See Neighborhood Art 1 for narratives covering Neighborhood Art 1 & 2.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/11
#Energy Star Replacement Windows	0	0/114
#Additional Attic/Roof Insulation	0	0/11
#High efficiency heating plants	0	0/11



#Efficient AC added/replaced	0	0/11
#Replaced thermostats	0	0/11
#Replaced hot water heaters	0	0/11
#Light Fixtures (indoors) replaced	0	0/198
#Light fixtures (outdoors) replaced	0	0/11
#Refrigerators replaced	0	0/11
#Low flow toilets	0	0/17
#Units with bus/rail access	0	0/11

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/11
# of Singlefamily Units	0	0/11

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/11	0/11	0
# Owner Households	0	0	0	0/0	0/11	0/11	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	14L Bailey Development Group - LMMI
Activity Title:	Bailey Development Group - LMMI

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
NSP-14

Project Title:
NSP Rehabilitation

Projected Start Date:
03/12/2010

Projected End Date:
03/29/2013

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Bailey Development Group

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$280,526.87
Total Budget	\$0.00	\$280,526.87
Total Obligated	\$0.00	\$280,526.87
Total Funds Drawdown	\$0.00	\$280,526.87
Program Funds Drawdown	\$0.00	\$280,526.87
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$280,526.87
Bailey Development Group	\$0.00	\$280,526.87
Match Contributed	\$0.00	\$0.00

Activity Description:
Rehabilitation of housing

Location Description:
NSP 1 Grand River/Greenfield area

Activity Progress Narrative:
Bailey: This is a two unit single family project. Both units are currently tenant occupied. The developer is updating appraisals to sale the properties on a cash basis.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/2
#Energy Star Replacement Windows	0	0/37
#Additional Attic/Roof Insulation	0	0/2

#High efficiency heating plants	0	0/2
#Efficient AC added/replaced	0	0/2
#Replaced thermostats	0	0/2
#Replaced hot water heaters	0	0/2
#Light Fixtures (indoors) replaced	0	0/26
#Light fixtures (outdoors) replaced	0	0/2
#Low flow toilets	0	0/3
#Low flow showerheads	0	0/2
#Units with bus/rail access	0	0/2

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/2
# of Singlefamily Units	0	0/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/2	0/2	0
# Owner Households	0	0	0	0/0	0/2	0/2	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 14M Kodiak Landarc P1 - LMMI

Activity Title: Kodiak Landarc Phase 1 - LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-14

Projected Start Date:

03/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP Rehabilitation

Projected End Date:

03/29/2010

Completed Activity Actual End Date:

Responsible Organization:

Kodiak Landarc, LLC

Overall

	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$486,609.35
Total Budget	\$0.00	\$486,609.35
Total Obligated	\$0.00	\$486,609.35
Total Funds Drawdown	\$0.00	\$486,609.35
Program Funds Drawdown	\$0.00	\$486,609.35
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$486,609.35
Kodiak Landarc, LLC	\$0.00	\$486,609.35
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehabilitation of housing

Location Description:

NSP1 Osborn Area

Activity Progress Narrative:

Kodiak 1 & 2: This project involves eight single family homes. Six have been sold via land contract and two remaining tenants have been offered properties through cash sales transactions.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/5
#Energy Star Replacement Windows	0	0/31
#High efficiency heating plants	0	0/5



#Efficient AC added/replaced	0	0/5
#Replaced thermostats	0	0/5
#Replaced hot water heaters	0	0/5
#Light Fixtures (indoors) replaced	0	0/60
#Light fixtures (outdoors) replaced	0	0/5
#Low flow toilets	0	0/6
#Low flow showerheads	0	0/5
#Units with bus/rail access	0	0/5
# ELI Households (0-30% AMI)	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/5
# of Singlefamily Units	0	0/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/5	0/0	0/5	0
# Owner Households	0	0	0	0/5	0/0	0/5	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 14N Kodiak Landarc P2 - LMMI

Activity Title: Kodiak Landarc, LLC Phase 2 - LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-14

Projected Start Date:

03/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP Rehabilitation

Projected End Date:

03/29/2010

Completed Activity Actual End Date:

Responsible Organization:

Kodiak Landarc, LLC

Overall

	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$484,161.96
Total Budget	\$0.00	\$484,161.96
Total Obligated	\$0.00	\$484,161.96
Total Funds Drawdown	\$0.00	\$484,161.96
Program Funds Drawdown	\$0.00	\$484,161.96
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$484,161.96
Kodiak Landarc, LLC	\$0.00	\$484,161.96
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehabilitation of Housing

Location Description:

NSP1 Far East/East English Village area

Activity Progress Narrative:

See Kodiak 2 for narratives covering Kodiak 1 & 2.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/5
#Energy Star Replacement Windows	0	0/49
#High efficiency heating plants	0	0/5
#Efficient AC added/replaced	0	0/5



#Replaced thermostats	0	0/5
#Replaced hot water heaters	0	0/5
#Light Fixtures (indoors) replaced	0	0/60
#Light fixtures (outdoors) replaced	0	0/5
#Low flow toilets	0	0/5
#Low flow showerheads	0	0/5
#Units with bus/rail access	0	0/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/5
# of Singlefamily Units	0	0/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/Mod%
# of Households	0	0	0	0/5	0/0	0/5 0
# Owner Households	0	0	0	0/5	0/0	0/5 0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 140 Manna McKinley - LH25

Activity Title: Manna McKinley

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-14

Projected Start Date:

03/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

NSP Rehabilitation

Projected End Date:

03/29/2010

Completed Activity Actual End Date:

Responsible Organization:

Manna McKinley

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$1,007,500.00
Total Budget	\$0.00	\$1,007,500.00
Total Obligated	\$0.00	\$1,007,500.00
Total Funds Drawdown	\$0.00	\$1,006,047.07
Program Funds Drawdown	\$0.00	\$1,006,047.07
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,007,500.00
Manna McKinley	\$0.00	\$1,007,500.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehabilitation of housing (apartment bldg)

Location Description:

NSP1 Southwest area

Activity Progress Narrative:

Manna Development: This is a multi-family project of seven units. Housing & Revitalization Department staff recently obtained City Council approval to revise the development agreement and NSP loan terms. Construction was completed in 2012 and occupancy information has been requested for all units. Soft cost additions have been approved by the City Council for this project. The City has executed a subordination to facilitate the refinancing of the project to a new lender on more favorable terms.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/4



#Energy Star Replacement Windows	0	0/24
#Additional Attic/Roof Insulation	0	0/1
#High efficiency heating plants	0	0/4
#Efficient AC added/replaced	0	0/4
#Replaced thermostats	0	0/4
#Replaced hot water heaters	0	0/4
#Light Fixtures (indoors) replaced	0	0/28
#Light fixtures (outdoors) replaced	0	0/7
#Refrigerators replaced	0	0/4
#Dishwashers replaced	0	0/4
#Low flow toilets	0	0/4
#Low flow showerheads	0	0/4
#Units with bus/rail access	0	0/4
#Units exceeding Energy Star	0	0/4

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/4
# of Multifamily Units	0	0/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/4	0/4	0
# Renter Households	0	0	0	0/0	0/4	0/4	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 14P New Center Square LH25

Activity Title: New Center Square

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-14

Projected Start Date:

03/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

NSP Rehabilitation

Projected End Date:

03/30/2013

Completed Activity Actual End Date:

Responsible Organization:

New Center Square

Overall

	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$2,417,250.00
Total Budget	\$0.00	\$2,417,250.00
Total Obligated	\$0.00	\$2,417,250.00
Total Funds Drawdown	\$0.00	\$2,417,250.00
Program Funds Drawdown	\$0.00	\$2,417,250.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$2,417,250.00
New Center Square	\$0.00	\$2,417,250.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehabilitation of Multifamily Apartments

Location Description:

North End 628 Delaware and 112 Seward

Activity Progress Narrative:

New Center Square LIHTC: This 50 unit multi-family project is partially funded by NSP. Occupancy data is still being collected. The Cost certification has been received. The City Council has approved an additional award for this project. City staff have reviewed and approved a final draw request. that will facilitate the closeout of the project. The check will be drawn after a budget appropriation has been approved.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/19
#Energy Star Replacement Windows	0	0/760



#Additional Attic/Roof Insulation	0	0/19
#High efficiency heating plants	0	0/2
#Efficient AC added/replaced	0	0/19
#Replaced thermostats	0	0/19
#Replaced hot water heaters	0	0/2
#Light Fixtures (indoors) replaced	0	0/319
#Light fixtures (outdoors) replaced	0	0/6
#Refrigerators replaced	0	0/19
#Clothes washers replaced	0	0/6
#Dishwashers replaced	0	0/19
#Low flow toilets	0	0/27
#Low flow showerheads	0	0/19
#Units with bus/rail access	0	0/19
#Units exceeding Energy Star	0	0/19

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/19
# of Multifamily Units	0	0/19

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/19	0/19	0
# Renter Households	0	0	0	0/0	0/19	0/19	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	14Q Paradise Valley Estates LLC -LMMI
Activity Title:	Paradise Valley - LMMI

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
NSP-14

Project Title:
NSP Rehabilitation

Projected Start Date:
03/12/2010

Projected End Date:
03/30/2013

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Paradise Valley Estate LLC

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$198,915.00
Total Budget	\$0.00	\$198,915.00
Total Obligated	\$0.00	\$198,915.00
Total Funds Drawdown	\$0.00	\$198,915.00
Program Funds Drawdown	\$0.00	\$198,915.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$198,915.00
Paradise Valley Estate LLC	\$0.00	\$198,915.00
Match Contributed	\$0.00	\$0.00

Activity Description:
Rehabilitation of Housing Units

Location Description:
NSP1 Area Kettering

Activity Progress Narrative:
Paradise Valley Estates: This project involved the construction of nine single family homes. All have been sold.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/9
#Energy Star Replacement Windows	0	0/99
#Additional Attic/Roof Insulation	0	0/49
#High efficiency heating plants	0	0/9

#Efficient AC added/replaced	0	0/9
#Replaced thermostats	0	0/9
#Replaced hot water heaters	0	0/9
#Light Fixtures (indoors) replaced	0	0/108
#Light fixtures (outdoors) replaced	0	0/18
#Refrigerators replaced	0	0/9
#Dishwashers replaced	0	0/9
#Low flow toilets	0	0/18
#Low flow showerheads	0	0/9
#Units with bus/rail access	0	0/9
#Units exceeding Energy Star	0	0/9
#Units w/ other green	0	0/9

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/9
# of Singlefamily Units	0	0/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/9	0/9	0
# Owner Households	0	0	0	0/0	0/9	0/9	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 14R U Snap Bac - LH25

Activity Title: U Snap Bac - LH25

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-14

Projected Start Date:

03/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

NSP Rehabilitation

Projected End Date:

03/30/2013

Completed Activity Actual End Date:

Responsible Organization:

U Snap Bac

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$534,376.22
Total Budget	\$0.00	\$534,376.22
Total Obligated	\$0.00	\$534,376.22
Total Funds Drawdown	\$0.00	\$534,376.22
Program Funds Drawdown	\$0.00	\$534,376.22
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$534,376.22
U Snap Bac	\$0.00	\$534,376.22
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehabilitation of Singlefamily Housing Units

Location Description:

Far East/East English Village

Activity Progress Narrative:

U SNAP BAC: Of the five single family homes in this project, one has been sold and three of the remaining four are occupied by tenants. Housing Services inspectors have confirmed that one of four properties in this project has been fire damaged. The remaining three properties are occupied as long term rentals.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/5
#Energy Star Replacement Windows	0	0/47
#Additional Attic/Roof Insulation	0	0/49



#High efficiency heating plants	0	0/5
#Efficient AC added/replaced	0	0/5
#Replaced thermostats	0	0/5
#Replaced hot water heaters	0	0/5
#Light Fixtures (indoors) replaced	0	0/65
#Light fixtures (outdoors) replaced	0	0/5
#Refrigerators replaced	0	0/5
#Clothes washers replaced	0	0/5
#Dishwashers replaced	0	0/5
#Low flow toilets	0	0/5
#Low flow showerheads	0	0/5
#Units with bus/rail access	0	0/5
#Units exceeding Energy Star	0	0/5

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/5
# of Singlefamily Units	0	0/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/5	0/0	0/5	0
# Owner Households	0	0	0	0/1	0/0	0/1	0
# Renter Households	0	0	0	0/4	0/0	0/4	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 14S 1800 Brainard (Phoenix Comm) LMMI
Activity Title: 1800 Brainard (Phoenix Comm) LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-14

Projected Start Date:

03/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP Rehabilitation

Projected End Date:

03/30/2013

Completed Activity Actual End Date:

Responsible Organization:

1800 Brainard LLC

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$1,117,000.00
Total Budget	\$0.00	\$1,117,000.00
Total Obligated	\$0.00	\$1,117,000.00
Total Funds Drawdown	\$0.00	\$1,117,000.00
Program Funds Drawdown	\$0.00	\$1,117,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,117,000.00
1800 Brainard LLC	\$0.00	\$1,117,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehab multi-family housing

Location Description:

1800 Brainard NSP Area

Activity Progress Narrative:

Brainard: This is a rehab of a 17 unit multifamily project. All the units are now occupied and rent roll verified. The project is ready to be closed out.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/17
#Energy Star Replacement Windows	0	0/32
#Additional Attic/Roof Insulation	0	0/1



#High efficiency heating plants	0	0/17
#Efficient AC added/replaced	0	0/17
#Replaced thermostats	0	0/17
#Replaced hot water heaters	0	0/1
#Light Fixtures (indoors) replaced	0	0/29
#Light fixtures (outdoors) replaced	0	0/5
#Refrigerators replaced	0	0/17
#Low flow toilets	0	0/18
#Low flow showerheads	0	0/17
#Units with bus/rail access	0	0/17

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/17
# of Multifamily Units	0	0/17

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/0	0/17	0
# Renter Households	0	0	0	0/0	0/0	0/17	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 14T Citadel - P1 - LMMI
Activity Title: Citadel - Phase 1 - LMMI

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NSP-14

Project Title:
 NSP Rehabilitation

Projected Start Date:
 03/12/2010

Projected End Date:
 03/30/2013

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 Citadel

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$221,473.53
Total Budget	\$0.00	\$221,473.53
Total Obligated	\$0.00	\$221,473.53
Total Funds Drawdown	\$0.00	\$221,473.53
Program Funds Drawdown	\$0.00	\$221,473.53
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$221,473.53
Citadel	\$0.00	\$221,473.53
Match Contributed	\$0.00	\$0.00

Activity Description:
 Rehab Single-family housing

Location Description:
 NSP1 areas

Activity Progress Narrative:

Citadel 1 & 2: City staff is working with current tenants to finalize cash sales for all three properties currently occupied. City inspectors identified primarily maintenance items that will be monitored as repairs are made following the sales. The tenants have all completed homebuyer counseling and the income verification process.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/2



#Energy Star Replacement Windows	0	0/12
#Additional Attic/Roof Insulation	0	0/2
#High efficiency heating plants	0	0/2
#Efficient AC added/replaced	0	0/2
#Replaced thermostats	0	0/2
#Light Fixtures (indoors) replaced	0	0/20
#Refrigerators replaced	0	0/2
#Dishwashers replaced	0	0/2
#Low flow toilets	0	0/2
#Low flow showerheads	0	0/2
# of Elevated Structures	0	0/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2
# of Singlefamily Units	0	0/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/2	0/0	0/2	0
# Owner Households	0	0	0	0/2	0/0	0/2	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 14U CITADEL P2 - LMMI

Activity Title: Citadel Phase 2 - LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-14

Projected Start Date:

03/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP Rehabilitation

Projected End Date:

03/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Citadel

Overall

	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$144,489.76
Total Budget	\$0.00	\$144,489.76
Total Obligated	\$0.00	\$144,489.76
Total Funds Drawdown	\$0.00	\$144,489.76
Program Funds Drawdown	\$0.00	\$144,489.76
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$144,489.76
Citadel	\$0.00	\$144,489.76
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehab housing

Location Description:

NSP1 area

Activity Progress Narrative:

Citadel 1 and 2 information is discussed in the Citadel 1 section.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
#Additional Attic/Roof Insulation	0	0/1
#High efficiency heating plants	0	0/1
#Efficient AC added/replaced	0	0/1



#Replaced thermostats	0	0/1
#Replaced hot water heaters	0	0/1
#Light Fixtures (indoors) replaced	0	0/10
#Dishwashers replaced	0	0/1
#Low flow toilets	0	0/1
#Units with bus/rail access	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/1
# of Singlefamily Units	0	0/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/1	0/1	0
# Owner Households	0	0	0	0/0	0/1	0/1	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Project # / Title: Program Income / DLBA Program Income

Grantee Activity Number: Program Income1
Activity Title: DLBA Program Income

Activity Category:
 Land Banking - Disposition (NSP Only)

Project Number:
 Program Income

Projected Start Date:
 11/01/2013

Benefit Type:
 Area Benefit (Census)

National Objective:

Activity Status:
 Under Way

Project Title:
 DLBA Program Income

Projected End Date:
 02/05/2014

Completed Activity Actual End Date:

Responsible Organization:



Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$55,013.53
Total Budget	\$0.00	\$55,013.53
Total Obligated	\$0.00	\$55,013.53
Total Funds Drawdown	\$0.00	\$55,013.53
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$55,013.53
Program Income Received	\$0.00	\$55,013.53
Total Funds Expended	\$0.00	\$55,013.53
City of Detroit Land Bank	\$0.00	\$55,013.53
Match Contributed	\$0.00	\$0.00

Activity Description:

DLBA Program Income

Location Description:

DLBA Program Income

Activity Progress Narrative:

Detroit Land Bank Authority

HRD staff has started having regular weekly working sessions with land bank staff to reconcile expenditures, outstanding invoices and program income receipts.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
DLBA Program Income	\$55,013.53
Total Other Funding Sources	\$55,013.53

